149.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,500 / 793,500
					USE VALUE:	793,500 / 793,500
					ASSESSED:	793,500 / 793,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BENJAMIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEIN ANDREW
Owner 2:	FERA ERIN
Owner 3:	
Street 1:	34 BENJAMIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SILVA DENISE A -
Owner 2:	-
Street 1:	34 BENJAMIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1621 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6433.000	364,400		429,100	793,500
Total Card	0.148	364,400		429,100	793,500
Total Parcel	0.148	364,400		429,100	793,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.51 /Parcel: 489.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98254

GIS Ref

GIS Ref

Insp Date 04/03/09

!11659!

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,400	0	6,433.	429,100	793,500		Year end	12/23/2021
2021	101	FV	353,400	0	6,433.	429,100	782,500		Year End Roll	12/10/2020
2020	101	FV	353,400	0	6,433.	429,100	782,500	782,500	Year End Roll	12/18/2019
2019	101	FV	263,500	0	6,433.	429,100	692,600	692,600	Year End Roll	1/3/2019
2018	101	FV	218,800	0	6,433.	380,100	598,900	598,900	Year End Roll	12/20/2017
2017	101	FV	218,800	0	6,433.	318,800	537,600	537,600	Year End Roll	1/3/2017
2016	101	FV	218,800	0	6,433.	318,800	537,600	537,600	Year End	1/4/2016
2015	101	FV	206,500	0	6,433.	275,800	482,300	482,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:53:05

LAST REV

Date	Time
02/11/20	15:13:37
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11659

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVA DENISE A,	72839-111	1	6/27/2019		765,000	No	No		
HOLMES JOHN K,	70118-404		10/23/2017		758,000	No	No		
WAMBOLT WILLIAM	69543-304		6/30/2017	Change>Sale	615,000	No	No		
WAMBOLT WILLIAM	32357-174		1/12/2001	Family	10	No	No		
	13092-173		11/12/1976		42,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2017	1397	Redo Kit	8,000	C				
1/13/2015	29	Re-Roof	11,950					Strip and re-roof.
11/16/1995	657	Manual	1,000					REPAIR SILL

ACTIVITY INFORMATION

Date	Result	By	Name
2/5/2018	SQ Returned	MM	Mary M
2/1/2018	Mail Update	EMK	Ellen K
5/19/2015	Permit Insp	PC	PHIL C
4/3/2009	Inspected	189	PATRIOT
12/23/2008	Measured	372	PATRIOT
12/15/1999	Inspected	264	PATRIOT
11/17/1999	Measured	263	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6433		Sq. Ft.	Site		0	70.	0.95	8									429,091						429,100	

Total AC/HA:	0.14768	Total SF/SM:	6433	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,091	Spl Credit		Total:	429,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29774833
Const Adj.:	0.98990101
Adj $ / SQ:	167.003
Other Features:	87300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408515
Depreciation:	44120
Depreciated Total:	364395

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

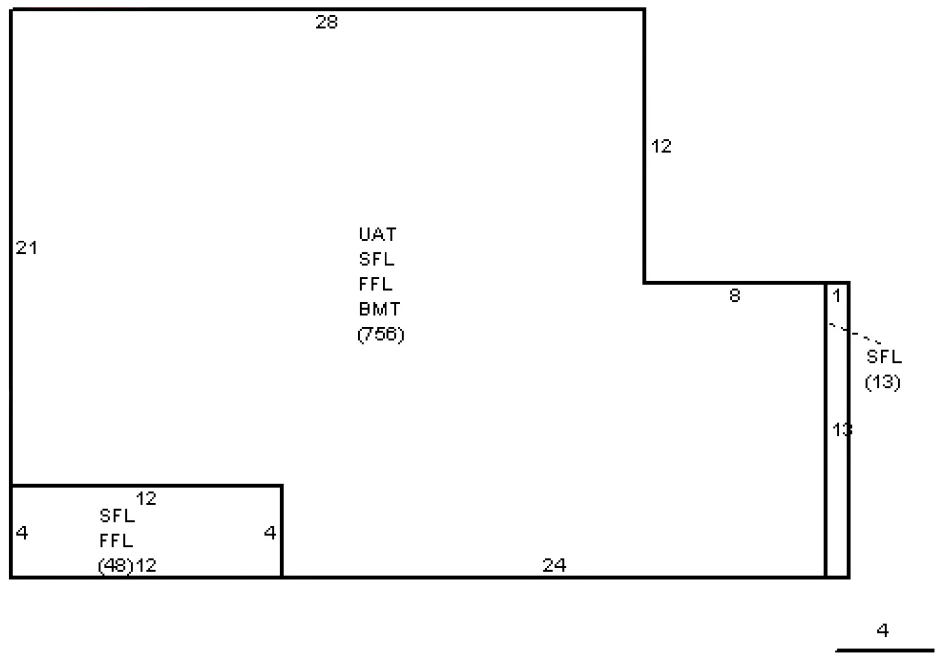
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.00
Special Features:	0	Val/Su Net:	142.01
Final Total:	364400	Val/Su SzAd	224.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	817	167.000	136,442
FFL	First Floor	804	167.000	134,271
BMT	Basement	756	50.100	37,876
UAT	Upper Attic	189	66.800	12,625

Net Sketched Area:	2,566	Total:	321,214
Size Ad	1621	Gross Area	3133	FinArea	1621
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

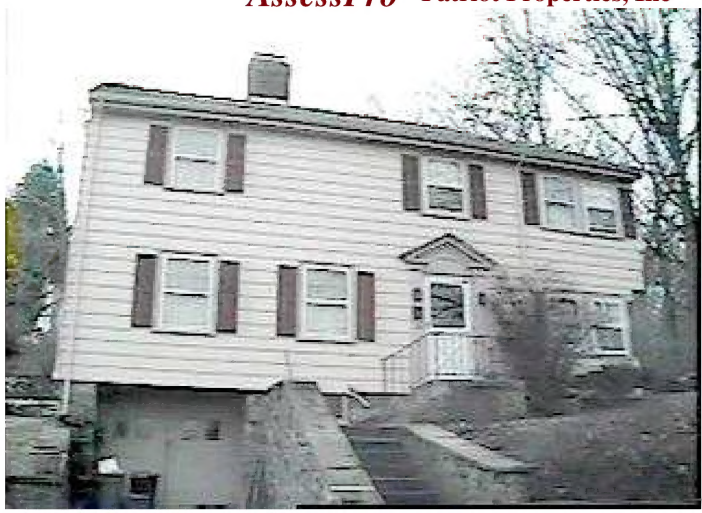
SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc